

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** April 27, 2020
SUBJECT: RP 2020-06 Consideration of a request from Windrose Land Services for a replat of Lots 2R1-2R3, Block 1, Pierson Addition, being 3.0 acres located at 9001 Rumfield Road.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Chris Chestnut, Windrose Services is requesting approval of a replat of Lots 2R1, 2R2, and 2R3, Block 1, Pierson Addition. This 3.0-acre property is located at 9001 Rumfield Road.

GENERAL DESCRIPTION:

The property is located on the north side of Rumfield Road, across from the intersection of Boca Raton Drive. The lot is part of a final plat approved by City Council in August 2019. The property is vacant.

The replat would make the following revisions to the previous plat.

1. The property would be subdivided into three lots for the purpose of constructing new single-family residences. Each lot would be one acre in area, meeting the underlying R-1-S Single Family zoning district standards.

The plat does not alter or remove any recorded covenants or restrictions, if any, on the property.

As required by Section 212.015(f) of the Texas Local Government Code (effective September 1, 2019), written notice of this replat will be mailed to each owner of a lot in Crestwood Estates Addition that is within 200 feet of the lots being replatted. The notice is required to be sent no later than 15 days after approval of the plat by City Council.

Sanitary sewer extension variance

Lots 2R2 and 2R3 are located within 300 feet of existing sanitary sewer. Lot 2R2 could be served with a 70-foot extension of the sewer main in Rumfield Road. Lot 2R3 is more difficult to serve as the existing sewer main is not deep enough to reach the lot. The next closest sewer main is to the south in Comis Drive and would require the sewer line crossing a 16-inch water main. The westernmost lot, Lot 2R1, has sanitary sewer access and does not require a variance.

The public works design criteria allow for the use of an alternate sewer system if the existing sanitary sewer system cannot feasibly be made available to the area of



development. A letter from the applicant is attached, which requests a variance to allow Lots 2R2 and 2R3 to be served by a septic system.

LAND USE PLAN: This area is designated on the Land Use Plan as Low Density Residential. This designation promotes quality neighborhoods of conventional suburban single-family detached homes. General characteristics of these neighborhoods include a density of two to six dwelling units per acre and houses of one- and two-stories. Although most Low Density Residential neighborhoods are characterized by driveways accessing the street, some more pedestrian-oriented and/or narrower-lot neighborhoods may have driveways accessed from alleys.

CURRENT ZONING: The property is currently zoned R-1-S Special Single-Family. The R-1-S zoning district is intended to provide areas for very low-density development of single-family detached dwelling units that are constructed at an approximate density of one unit per acre in a quasi-rural setting. The R-1-S district is specifically planned to allow for the keeping of livestock in a residential setting.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Rumfield Road	C2U Major Collector	Suburban Neighborhood	2-lane undivided roadway 68-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-1-S Special Single-Family	Low Density Residential	Single-family residence
WEST	PD Planned Development	Low Density Residential	Single-family residence
SOUTH	R-2 Single-Family Residential	Low Density Residential	Single-family residences
EAST	AG Agricultural R-1-S Special Single-Family	Low Density Residential	Single family residences John Barfield trail

PLAT STATUS: The property is currently platted as Lot 2, Block 1, Pierson Addition.

PLANNING AND ZONING COMMISSION: This plat was scheduled for action by the Planning and Zoning Commission at the April 2, 2020, meeting. However, due to the public declaration of emergency related to COVID-19, this meeting was canceled. As a result, the replat is considered approved by inaction of the Commission, as required by Section 212.009 of the Texas Local Government Code.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat, which is in conformance with the subdivision regulations and the zoning ordinance. Given these difficulties and the sizes of the



proposed lots, DRC supports a variance for the use of a septic system on the lots, provided permits are received from Tarrant County.

RECOMMENDATION:

Approve RP 2020-06, including the variances to the sanitary sewer extension requirement for Lots 2R2 and 2R3.